



# *The Progress Report*

## New Town Hall Building

### ARUNDEL VOTERS ARE APPRECIATED

On a Saturday in November, a large number of Arundel voters attended a Special Town Meeting at the Mildred L. Day School to consider a request by the Arundel Selectmen and the Arundel Municipal Building Committee to fund a new municipal office for the town.

At the November 14<sup>th</sup> meeting, the voters were asked to support the town's request to borrow 2.9 million dollars. The Building Committee had selected a Saturday morning meeting in hopes of attracting a large number of voters. The approximately 146 people in attendance was deemed a large turnout for a town meeting. After 18 months of preparation, the committee understood the importance of voter input and consideration.

Following a delay to set up additional chairs, moderator Tom Danylik called the meeting to order and Building Committee Chairman, Jack Turcotte, explained the history of the proposed project.

Turcotte explained the bid process which was awarded to Ouellet Construction of Brunswick, the selection of the architectural firm of Port City Architecture and the work provided by a dedicated local building committee. A description of the 7,000 sq. ft. facility was also presented.

Following the review, moderator Danylik "called the question" and asked for comments from the voters in attendance. Following a second call for questions, Danylik, hearing no questions from the people in attendance, called for a vote. With approximately 146 people voting, the vote was 140 in favor of the proposal and 6 against it.

The Selectmen and Building Committee members want to thank all who attended the meeting.

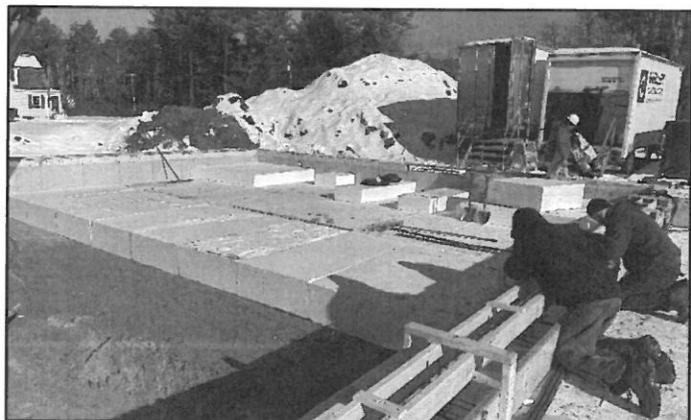
### A QUICK START TO THE PROJECT

Shortly after the November 14<sup>th</sup> Special Town Meeting, in which the funding for the construction of the new municipal office building was approved, Ouellet Construction was on site. After a week or two of acquiring last minute state permits, Brex Construction of Kennebunk, moved a large contingent of heavy equipment onto the site.

Soon after, earth was moved and cement was poured. Brex, a sub-contractor of general contractor, Ouellet Construction, is well equipped to prepare the site and, in a matter of weeks, footings were evident, blocks of geo-foam insulation had been placed and the building was well underway. The goal was to complete as much of the site work as possible while the ground was still workable.

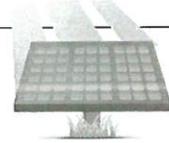
The Building Committee encourages you to visit the Town of Arundel's website to view many outstanding photos of the work accomplished. With aerial pictures from Selectman and Building Committee member, Dan Dubois, one can enjoy construction photos far superior to the average construction album. Throughout the project, Arundel's town web site will monitor the progress, allowing the citizens to observe various stages of the construction project to stay informed of the up-to-date construction accomplishments.

Soon, the heavy site preparation work will be reduced until spring. From time to time, throughout the winter, some activity will continue pending the weather conditions.



## A HEADLINE TO REMEMBER

*"This Municipal Building is Powered By the Sun"*



Soon, you will be able to count them – nine – yes, nine solar trackers will be installed by Talmage Solar Engineering of Arundel, Maine, on the site of Arundel's new municipal office. These solar collectors will provide 100% of the energy needed to supply the new municipal office. These trackers follow the sun, fold up to avoid bad weather and wind, shake by themselves to clean their surface of any accumulated snow and, generally, do it all.

As the solar project develops, the readers can expect a more detailed, specific explanation of how these trackers will save Arundel tax payers a substantial amount of money in the years to come.

## PROJECT STARTS WITH AN EXCELLENT FINANCIAL FOUNDATION

As approved by the Arundel voters, the Selectmen are looking to borrow the finances necessary to fund the new municipal building. Typically, municipalities and schools look to the sale of bonds to generate the necessary dollars for major construction projects. Historically, the Maine Bond Bank is often tapped to help sell bonds to produce the loans necessary. In today's competitive financial climate, local banks are now also interested in funding municipal projects. Working with a professional bond attorney, the town "goes shopping" for competitive interest rates.

The bonding process is managed by bond sales, which often are not sold on a convenient schedule to meet of municipal needs. As a result, towns look to obtain funding called a BAN – a Bond Anticipated Note. In layman's terms, towns need a short-term loan for startup construction costs until the time the bonds are sold. BAN are typically short term borrowing and are paid in full when the final construction bonds are sold.

When Arundel announced their interest in borrowing bond anticipation funds (BAN), many local financial agencies were interested in offering a proposal. The end result was that a local bank, Biddeford Savings Bank, will provide the town the startup funding at an interest rate of 1.67. Biddeford Savings is a division of Maine Community Bank.

The Building Committee was delighted with the very competitive rate and is pleased with the savings that this rate will provide the town. Step Two, will be to borrow the money for the full amount of the project. Stay tuned.

**NOTE: Nomination Papers for the June 9<sup>th</sup> Municipal Election are available on March 2, 2020.**

Selectmen (1), RSU #21 Director (1), Several positions for Budget Board. FMI call 985-4201

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**Town Website: [www.arundelmaine.org](http://www.arundelmaine.org)**